King Edward Road | | Rochester | ME1 1UB

Guide price £1,400,000

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King Edward Road, Rochester, Kent – Guide Price £1,400,000

A substantial Arts & Crafts style Victorian house for sale in Rochester, extending to over 3,100 sq ft and offering exceptional space, flexibility and high-spec modern living. Positioned on one of Rochester's most desirable roads, this unique home is one of only four of its type and benefits from a rare Victorian rear extension, creating a significantly larger layout than neighbouring properties.

The ground floor delivers outstanding family living, centred around a 40ft open-plan reception room and a stunning kitchen/dining/family space with direct access to a south-facing garden. Original Victorian doors allow flexible living, while the kitchen features quartz worktops, premium AEG appliances, boiling and filtered water tap, two ovens, two dishwashers and extensive storage. Bi-fold doors enhance natural light and indoor-outdoor living.

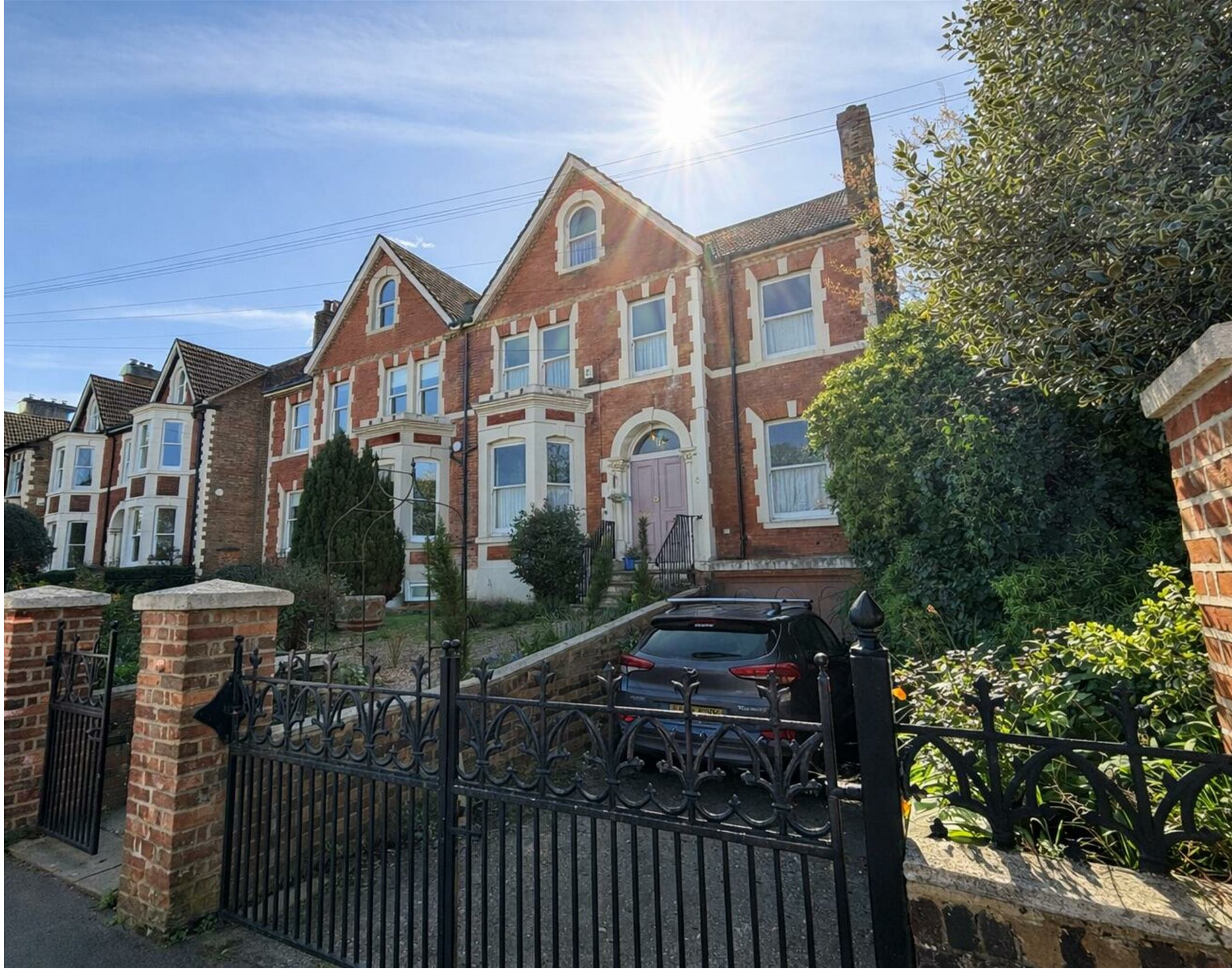
Arranged across four floors, including a usable basement, this impressive family home in Rochester offers seven bedrooms, a home office, dressing room and additional reception space. The top floor provides a semi self-contained suite with lounge and kitchenette, ideal for multi-generational living or guests, with views towards Rochester Cathedral.

Bathrooms are finished in marble and limestone with Burlington fittings, including freestanding baths, separate showers and additional WCs.

The property has been fully modernised with updated electrics and plumbing, pressurised hot water, zoned Google Nest heating and enterprise-grade Ubiquiti WiFi.

Externally, the private rear garden enjoys a southerly aspect, while the front provides driveway parking and an integral garage.

Located in the heart of Rochester, Kent, just 5 minutes from the High Street and 9 minutes from Rochester station, with high-speed trains to London St Pancras, Victoria and London Bridge in approx. 36 minutes—ideal for commuters.



- Approx. 3,120 sq ft of extensively renovated accommodation
- One of only four homes of this type on King Edward Road
- Seven bedrooms with highly flexible layout
- 40ft open-plan reception room
- Exceptional kitchen and family space with garden access
- Integral garage, basement and driveway
- Semi self-contained top floor with lounge/kitchenette
- Private south-facing garden
- Walking distance to mainline station with high-speed services to London, High Street and schools

Kitchen/Breakfast Room
16'7" x 13'9" (5.05 x 4.19)
A bright and generously sized kitchen/breakfast room featuring a central island with a striking marble countertop and seating for three. Painted cabinetry in a muted blue tone offers ample storage, complemented by built-in ovens and a classic farmhouse sink beneath a window. Sliding glass doors open out to the garden, flooding the room with natural light and creating a seamless indoor-outdoor flow. The room is completed with chevron-patterned flooring and pendant lighting that adds a warm, inviting glow.

Living Room
22'1" x 12'6" (6.72 x 3.81)
The living room is a spacious and elegant area characterized by original wooden floors and a large bay window that allows plenty of natural light to flood in, offering views of the garden. The room features a decorative fireplace with a detailed mantelpiece, adding a classic touch to the contemporary furnishings. Light, airy curtains frame the windows, enhancing the welcoming and comfortable atmosphere of the space.

Dining Room
14'0" x 13'3" (4.27 x 4.04)
A formal dining room that combines period charm with modern comfort. The space is enhanced by a large bay window with traditional shutters, wooden floorboards, and a central fireplace with a decorative surround. A round dining table sits beneath a tasteful pendant light, and the room is styled with a mix of contemporary and vintage furniture, plants, and artwork, making it a versatile room for both entertaining and family meals.

Entrance Hall
18'3" x 5'5" (5.55 x 1.65)
The entrance hall is a bright, welcoming space with patterned flooring and neutral walls. It features a classic staircase with a wooden handrail leading up to the first floor. The hallway offers access to the kitchen/breakfast room and other ground floor rooms, while natural light filters in from the front door's decorative arched window, creating an inviting first impression.

Playroom
14'0" x 8'9" (4.27 x 2.67)
This versatile room, currently set up as a playroom or casual sitting room, features wooden floors and a window overlooking the garden. It is adjacent to the kitchen/breakfast room, making it ideal as a family room, study, or additional reception area. The neutral decor and natural light make this a bright, adaptable space.

Bedroom 1
24'11" x 12'6" (7.60 x 3.81)
A spacious and beautifully presented principal bedroom featuring bay windows that allow natural light to flood the room. The room is complemented by a large ensuite bathroom with twin sinks set in a vintage vanity unit, adding character and style. The bedroom benefits from wooden floorboards and subtle neutral tones, creating a calm, restful environment.

Bedroom 2
14'6" x 12'6" (4.43 x 3.81)
This bedroom is bright and spacious with wooden floorboards and a large bay window. The room features a decorative fireplace with a tiled surround, painted walls, and plenty of space for a double bed and additional furniture, making it a comfortable and charming bedroom.

Bedroom 4 / Dressing Room
11'4" x 9'9" (3.45 x 2.97)
A versatile bedroom or dressing room with wooden floors and neutral decor. It connects with other rooms on the first floor and offers ample space for storage or a workspace, with a window letting in natural light.

Bedroom 5
8'10" x 8'3" (2.69 x 2.52)
This cosy bedroom features wooden floors, a decorative fireplace painted in a deep red, and built-in cupboards. Its compact size is ideal for a single or small double bed, creating a charming and private sleeping space.

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Rochester
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Eastgate House
Crow Ln
Vines Ln
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St Margaret's St
Roebuck Rd
Maidstone Rd
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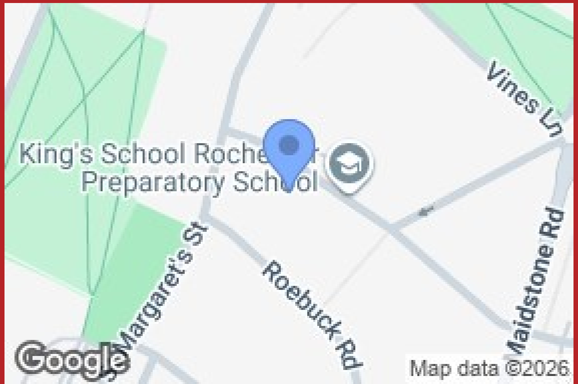
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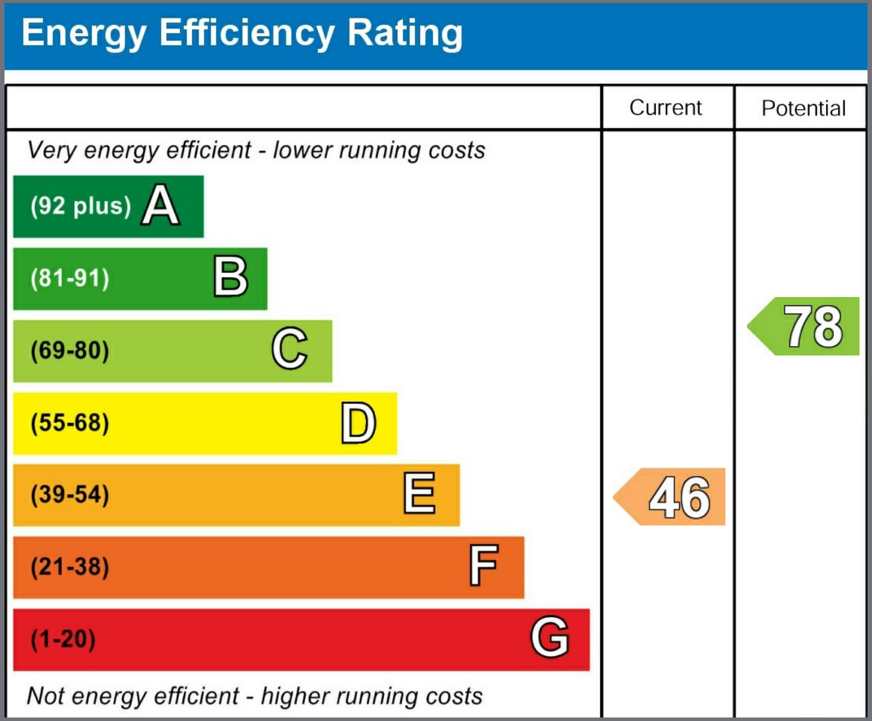

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